



When recorded return to:

Dana E. Cunningham, Lynnet D. Tomaso  
20930 Parson Creek Road  
Sedro-Woolley, WA 98284

Skagit County Auditor  
11/8/2013 Page

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3 2:29PM

\$74.00

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134558

NOV 08 2013

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 147568-OE ✓

Amount Paid \$ 5,849.<sup>00</sup>  
Skagit Co. Treasurer  
man Deputy

Grantor: Twaddle Family Trust

Grantee: Dana E. Cunningham and Lynnet D. Tomaso

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

THE GRANTOR JEANNE M. TWADDLE, TRUSTEE OF THE TWADDLE FAMILY TRUST, DATED JULY 14, 1988 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DANA E. CUNNINGHAM, a single person and LYNNET D. TOMASO, a single person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn E 1/2 Of NE 1/4, 28-36-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SEE EXHIBIT B ATTACHED HERETO FOR ADDITIONAL TERMS

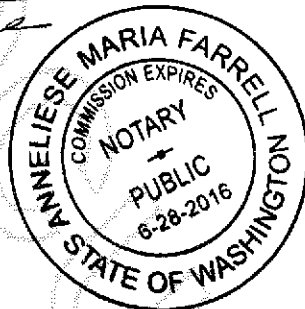
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 147568-OE.

Tax Parcel Number(s): 360428-1-002-0008, P50164, 360428-1-002-0100, P102937

Dated October 30, 2013

Twaddle Family Trust

Jeanne M. Twaddle Trustee  
By: Jeanne M. Twaddle, Trustee



STATE OF Washington  
County of Skagit

}  
} SS:

I certify that I know or have satisfactory evidence Jeanne M. Taddle is  
the person who appeared before  
me, and said person acknowledged that she signed this instrument, on oath stated her  
authorized to execute the instrument and is Trustee  
of Twaddle Family Trust  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11/8/13

Anneliese Maria Farrell

Notary Public in and for the State of Washington  
Residing at La Grue  
My appointment expires: 6/28/16

## EXHIBIT A

That portion of the following described Parcel 3 lying Easterly of the East line of Tract 2 of Skagit County Short Plat No. 135-79, approved January 25, 1980 and recorded January 25, 1980, under Auditor's File No. 8001250004 in Book 4 of Short Plats, page 23, records of Skagit County, Washington.

Parcel 3:

That portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28, Township 36 North, Range 4 East, W.M., and that portion of Tract 2 of Short Plat No. 135-79, approved January 25, 1980, and recorded January 25, 1980, in Book 4 of Short Plats, page 23, under Auditor's File No. 8001250004, records of Skagit County, Washington, and also that portion of Tract 4 of Short Plat No. 99-79, approved September 12, 1979, and recorded October 3, 1979, under Auditor's File No. 7910030044 in Book 3 of Short Plats, page 189, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of said Tract 4;  
thence North  $0^{\circ}46'54''$  West along the East line of said Tract 4 a distance of 157.28 feet;  
thence continuing along the boundary of said Tract 4, South  $88^{\circ}23'05''$  West a distance of 50.01 feet;  
thence North  $0^{\circ}46'54''$  West a distance of 134.52 feet to a point on the Northerly line of said Tract 4, said point being the Southeast corner of that certain tract of land conveyed to Twaddle Family Trust, by Quit Claim Deed recorded in Book 1651, page 0117-0120, under Auditor's File No. 9704150028, records of Skagit County, Washington;  
thence continued North  $0^{\circ}46'54''$  West, a distance of 50.14 feet to a point on the Southerly right-of-way of the Parsons' Creek Road;  
thence North  $86^{\circ}28'28''$  West along said Southerly right-of-way, a distance of 317.30 feet to point of curvature, said point having a radius point which bears North  $3^{\circ}31'32''$  East a distance of 613.00 feet;  
thence along the arc of said curve to the right in a Northwesterly direction through a central angle of  $12^{\circ}35'09''$ , an arc distance of 134.65 feet;  
thence South  $23^{\circ}03'40''$  West a distance of 221.78 feet;  
thence South  $88^{\circ}06'13''$  West a distance of 75.31 feet;  
thence South  $54^{\circ}20'16''$  West a distance of 184.04 feet;  
thence South  $66^{\circ}50'43''$  West a distance of 224.52 feet;  
thence South  $52^{\circ}04'58''$  West a distance of 418.90 feet to the West line of said Tract 2;  
thence continue South  $52^{\circ}04'58''$  West a distance of 53.00 feet;  
thence South  $70^{\circ}49'17''$  West a distance of 392.08 feet;  
thence South  $34^{\circ}03'39''$  West a distance of 337.79 feet;  
thence South  $37^{\circ}22'23''$  West a distance of 130.00 feet;  
thence North  $86^{\circ}52'22''$  East a distance of 690.56 feet to the West line of said Tract 2;  
thence North  $59^{\circ}06'53''$  East a distance of 821.05 feet to a point on the East line of said Tract 2, said point also being the Southwest corner of said Tract 4;  
thence North  $61^{\circ}39'54''$  East, along the Southeasterly line of said Tract 4, a distance of 745.15 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

\$74.00

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LPB 10-05(i-l)  
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EXHIBIT B

RIGHT OF FIRST REFUSAL

Grantor: LYNNET TOMASO and DANA CUNNINGHAM  
Grantee: EBEN TWADDLE IV  
Legal Description (Abbreviated)

Additional legal(s) on Page \_\_\_\_\_

Assessor's Tax Parcel ID#s:

Reference Numbers of Documents Released or Assigned: Not applicable.

LYNNET TOMASO and DANA CUNNINGHAM (Grantor), the owner of the property legally described on Exhibit A attached hereto and fully incorporated herein by this reference, hereby grant to EBEN TWADDLE IV ("Grantee") a Right of First Refusal to purchase said property pursuant to the terms hereof.

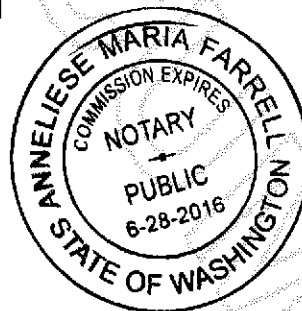
If at any time Grantor shall give written notice to Grantee of Grantor's intent to sell the property and if Grantor shall receive from any third party a bona fide offer to purchase the Property at a price and on terms acceptable to the Grantor, Grantor shall give written notice of such price and terms to Grantee and Grantee shall have thirty (30) days to deliver written notice to the Grantor of the Grantee's intent to purchase the Property at such price and on such terms as contained in the bona fide offer from the third party, unless the Grantor and Grantee agree upon another price or terms. Grantor shall provide Grantee with written notice of any change in the offer from the third party and Grantee shall have five (5) days thereafter to deliver written notice to the Grantor of the Grantee's intent to purchase the Property at such price and on such terms as contained in the most recent bona fide offer from the third party, unless the Grantor and Grantee agree upon another price or terms.

If Grantor shall so notify Grantee and Grantee shall fail to deliver such notice within thirty (30) days, Grantor shall thereafter be free to sell the property to the third party making the offer on the same terms and conditions set forth in such offer and if the property is so sold to such party then all rights of Grantee under this Right of First Refusal shall forthwith terminate. If the property is not sold to the party making the offer, then Grantor shall give Grantee the same right to purchase the property on receiving any subsequent offer from any third party that is acceptable to Grantee. This Right of First Refusal is personal to the Grantee and may not be assigned.

DATED this 8 day of November, 2013.

Lynnet Tomaso  
LYNNET TOMASO

Dana Cunn  
DANA CUNNINGHAM



State of Washington  
County of Skagit SS:

I certify that I know or have satisfactory evidence that Lynnet Tomaso and Dana Cunningham are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/8/13

Anneliese Maria Farrell

Notary Public in and for the State of Washington

Residing at: La Grange

My appointment expires: 6/28/16



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